

019.0

0001

0023.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,213,500 / 1,213,500

USE VALUE: 1,213,500 / 1,213,500

ASSESSED: 1,213,500 / 1,213,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		SPY POND PKWY, ARLINGTON

## OWNERSHIP

Unit #: 

Owner 1: TIBBETTS ALETTA &amp; RICHARD

Owner 2: Owner 3: 

Street 1: 20 ELIOT RD

Street 2: 

Twn/City: ARLINGTON

St/Prov: MA Cntry:  Own Occ: NPostal: 02474 Type: 

## PREVIOUS OWNER

Owner 1: CRESCIO LORRAINE P -

Owner 2: -

Street 1: 100 SPY POND PKWY

Twn/City: ARLINGTON

St/Prov: MA Cntry: 

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 10,800 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Vinyl Exterior and 3838 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10800		Sq. Ft.	Site		0	85.	0.90	2			Water F	30					822,121						822,100	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								13728
								GIS Ref
								GIS Ref
								Insp Date
								08/27/20

## USER DEFINED

Prior Id # 1:	13728
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:11:48
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 019.0-0001-0023.A

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	336,300	0	10,800.	822,100	1,158,400	1,158,400	Year End Roll	12/18/2019
2019	101	FV	236,400	0	10,800.	900,200	1,136,600	1,136,600	Year End Roll	1/3/2019
2018	101	FV	235,900	0	10,800.	572,900	808,800	808,800	Year End Roll	12/20/2017
2017	101	FV	235,900	0	10,800.	523,800	759,700	759,700	Year End Roll	1/3/2017
2016	101	FV	235,900	0	10,800.	425,600	661,500	661,500	Year End	1/4/2016
2015	101	FV	230,200	0	10,800.	425,600	655,800	655,800	Year End Roll	12/11/2014
2014	101	FV	230,200	0	10,800.	387,900	618,100	618,100	Year End Roll	12/16/2013
2013	101	FV	230,200	0	10,800.	369,100	599,300	599,300		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRESCIO LORRAIN	1531-35	1	7/30/2018		1,200,000	No	No		
CRESCIO SYLVIA	1251-194		5/8/2002	Family		No	No		
	492-29		1/1/1901	Family		No	No	N	

## TAX DISTRICT

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	248	New Buil	625,000	O				
11/27/2019	1950	Demoliti	15,000	O				

## ACTIVITY INFORMATION

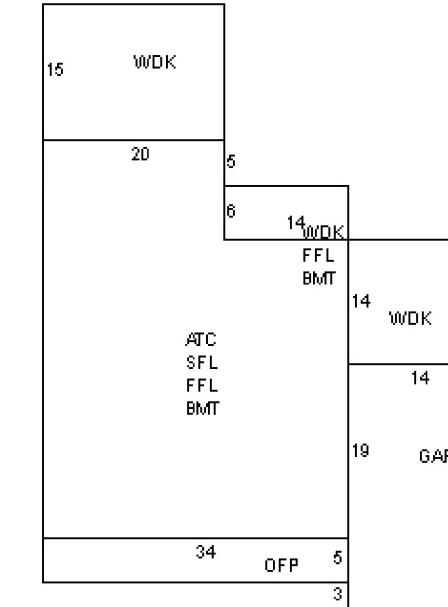
Date	Result	By	Name
8/27/2020	Measured	DGM	D Mann
5/22/2020	Permit Visit	DGM	D Mann
12/7/2017	MEAS&NOTICE	BS	Barbara S
12/7/2017	MEAS&NOTICE	BS	Barbara S
2/5/2009	Meas/Inspect	294	PATRIOT
9/28/1999	Meas/Inspect	264	PATRIOT
10/1/1981		CM	
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION		
Type:	6	- Colonial
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GREEN	
View / Desir:	k - Kelwyn Manor	

TH FEATURES	
Bath:	2
Bath:	Rating:
Bath:	1
QBth:	Rating:
Bath:	1
HBth:	Rating:
hrFix:	Rating:
THER FEATURES	
Kits:	1
Kits:	Rating:
Frpl:	1
Frpl:	Rating: Average

**COMMENTS**  
OF=BMT SINK.

## SKETCH



## GENERAL INFORMATION

Grade: A- - Very Good  
Year Blt: 2020 Eff:  
Alt LUC:  
Jurisdict: G21  
Const Mod:  
Lump Sum Adi:

## INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100
	% AC:
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

## DEPRECIATION

vs Cond:	AV - Average	
unctional:		
conomic:		
Special:	NC - New Cons't	6
Override:		
	Total:	6

## ALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	0.97430426
Const Adj.:	0.99989998
Adj \$ / SQ:	121.776
Other Features:	111345
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	988362
Depreciation:	596971
preciated Total:	391391

Totals      RMS: 6      BRs: 3      Baths: 2      HB 1

## REMODELING

REMODELING		RES BREAKDOWN		
Exterior:	Interior:	No Unit	RMS	BRS
		1	6	3
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:		Totals		
General:		1	6	3

## PERCENTAGE OF FES BREAKDOWN

## SUB ARFA

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,426	63.930	91,167	BMT	100	GFB	75	C	
FFL	First Floor	1,426	121.780	173,652						
SFL	Second Floor	1,342	121.780	163,423						
WDK	Deck	580	7.720	4,480						
ATC	Attic	470	121.780	57,198						
GAR	Garage	378	21.610	8,169						
OFP	Open Porch	170	26.200	4,455						
Net Sketched Area:			Total:	502,544						
Size Ad	3237.6999	Gross Are	6664	FinArea	3838					

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AssessPro Patriot Properties, Inc.

